

**5589 CANNES CIRCLE**

SARASOTA, FL 34231

**\$679,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

# 5589 CANNES CIRCLE

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Welcome to 5589 Cannes Circle-an exceptional waterfront townhome in the gated community of Phillippi Landings, where refined design meets effortless Florida living. Perfectly positioned along Phillippi Creek, this residence offers breathtaking water views and a rare sense of privacy, all just minutes from The Landings Shopping Center, Siesta Key, and downtown Sarasota. This impeccably maintained three-story home features 4 bedrooms, 3 full baths, and a bright, open-concept layout designed for both everyday comfort and entertaining. Soaring ceilings, abundant natural light, and thoughtfully selected finishes create a clean, contemporary aesthetic throughout.

**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water,**  
**Special Program: Global Luxury,**  
**Garage Count: 2 Car Garage**

**\$679,000**



The designer kitchen is equipped with solid surface countertops, stainless steel appliances, 42" cabinetry and perfectly appointed island that flows seamlessly into the main living space. Multiple outdoor living areas-including two private lanais-invite you to enjoy the peaceful creek views and lush tropical surroundings. A private elevator provides access to all levels, while the oversized garage offers generous storage for boats, kayaks, beach gear and more. Built with quality and efficiency in mind, the home includes impact-rated windows, energy-efficient systems, LED lighting, and durable finishes such as beautifully maintained engineered wood flooring throughout. Additional upgrades include Moen fixtures, Kohler plumbing features, and professionally designed landscaping within the community. Offered in immaculate, move-in ready condition, this residence is available to purchase furnished for a turnkey experience or unfurnished to suit your personal style-making it an ideal full-time home, seasonal retreat, or turnkey investment opportunity. Furnishings offered separately. Residents of Phillippi Landings enjoy a resort-style lifestyle with amenities including a heated pool, fitness center, dog park, clubhouse, kayak launch, and a scenic boardwalk along the water.



The adjacent Phillippi Harbor Club marina offers convenient access for boating enthusiasts. This is a rare opportunity to own a waterfront-facing home in one of Sarasota's most desirable communities. Call today for a private showing!



